

PD Modification Application PRS 22-1372

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: January 10, 2023



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Spring Engineering, Inc.- Roland P. Dove, P.E.

FLU Category: OC-20

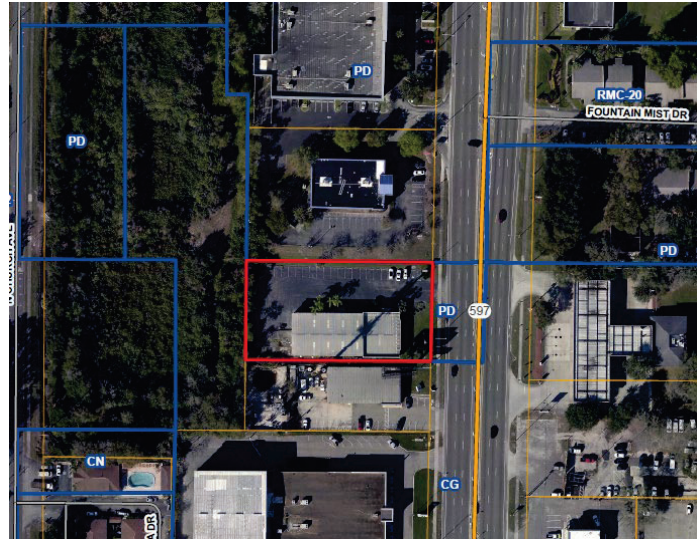
Service Area: Urban

Site Acreage 0.86 AC +/-

Community
Plan Area: None

Overlay: None

Request Minor Modification to PD 21-0592



Existing Approvals:

The current PD 21-0592 allows for 13,112 square feet for a retail furniture store and its related accessory uses.

Proposed Modifications:

The applicant is requesting a Minor Modification to PD 21-0592 to allow an increase to the maximum building height from 22 to 35 feet.

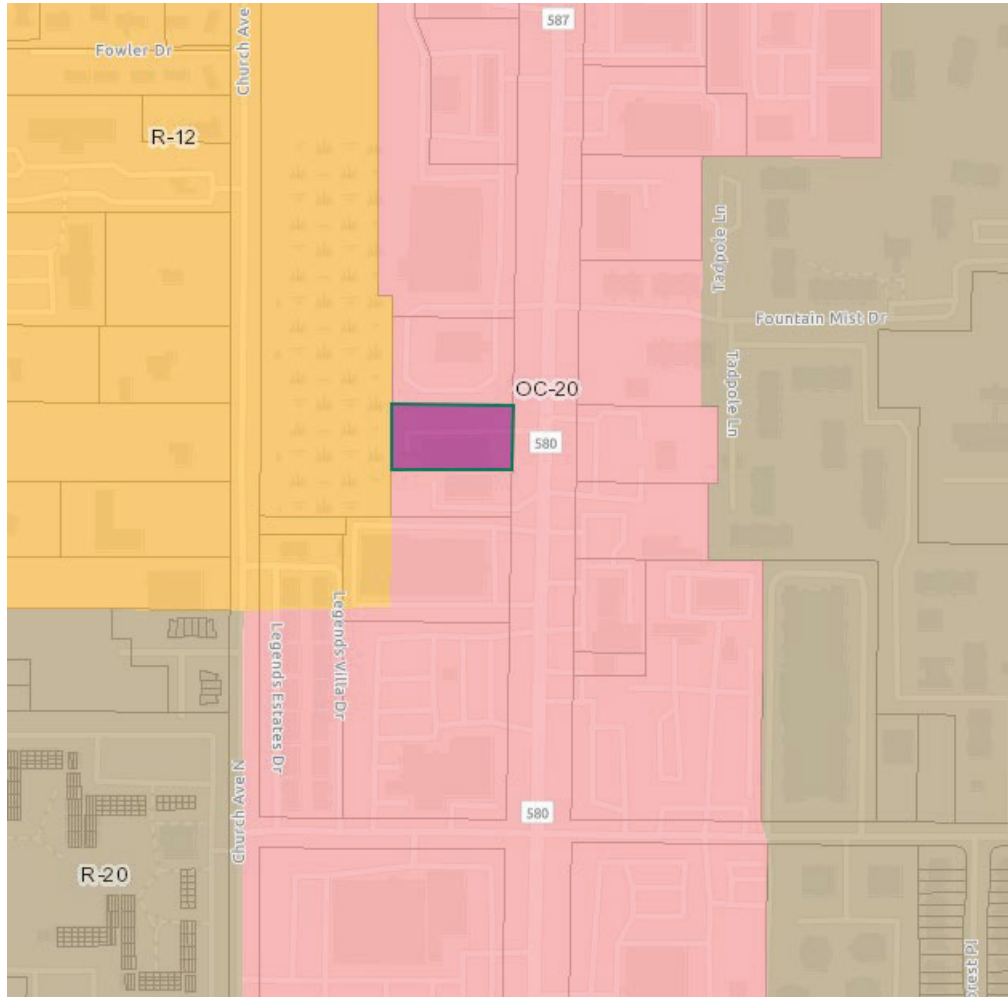
No other changes are being proposed to the approved uses or lot development standards are proposed.

Additional Information:

PD Variations	None requested
Waivers	Remove requirement for additional 2 foot of setback for each 1 foot of additional structure height over 20 feet (LDC 6.01.01 Endnotes 8 and 11) along the southern boundary to allow a building height increase from 22 feet to 35 feet within the existing required 10 setback.
Planning Commission Recommendation	NA
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category Description:

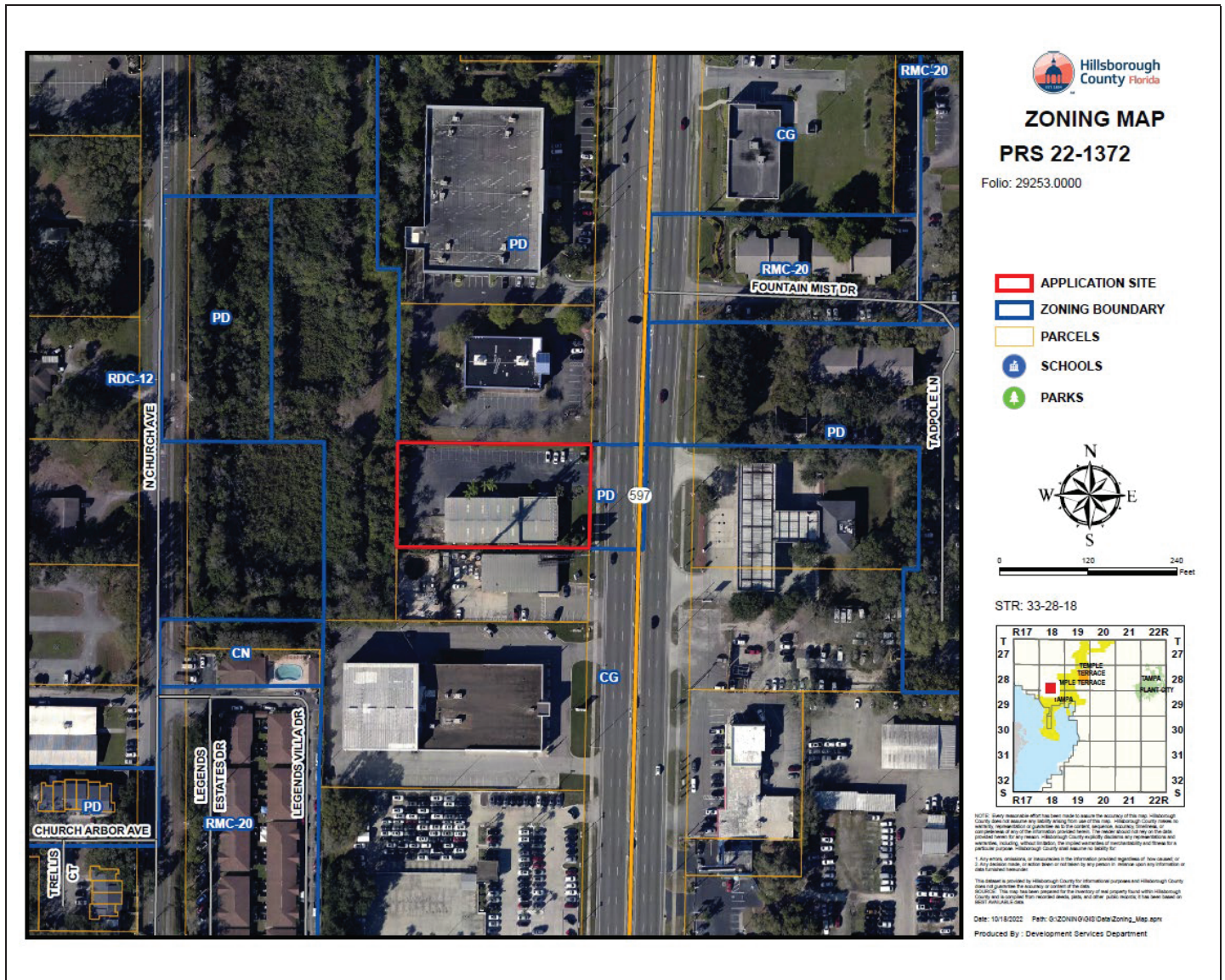
Office Commercial - 20

Maximum FAR: 0.75

Maximum Density: 20 DU/AC

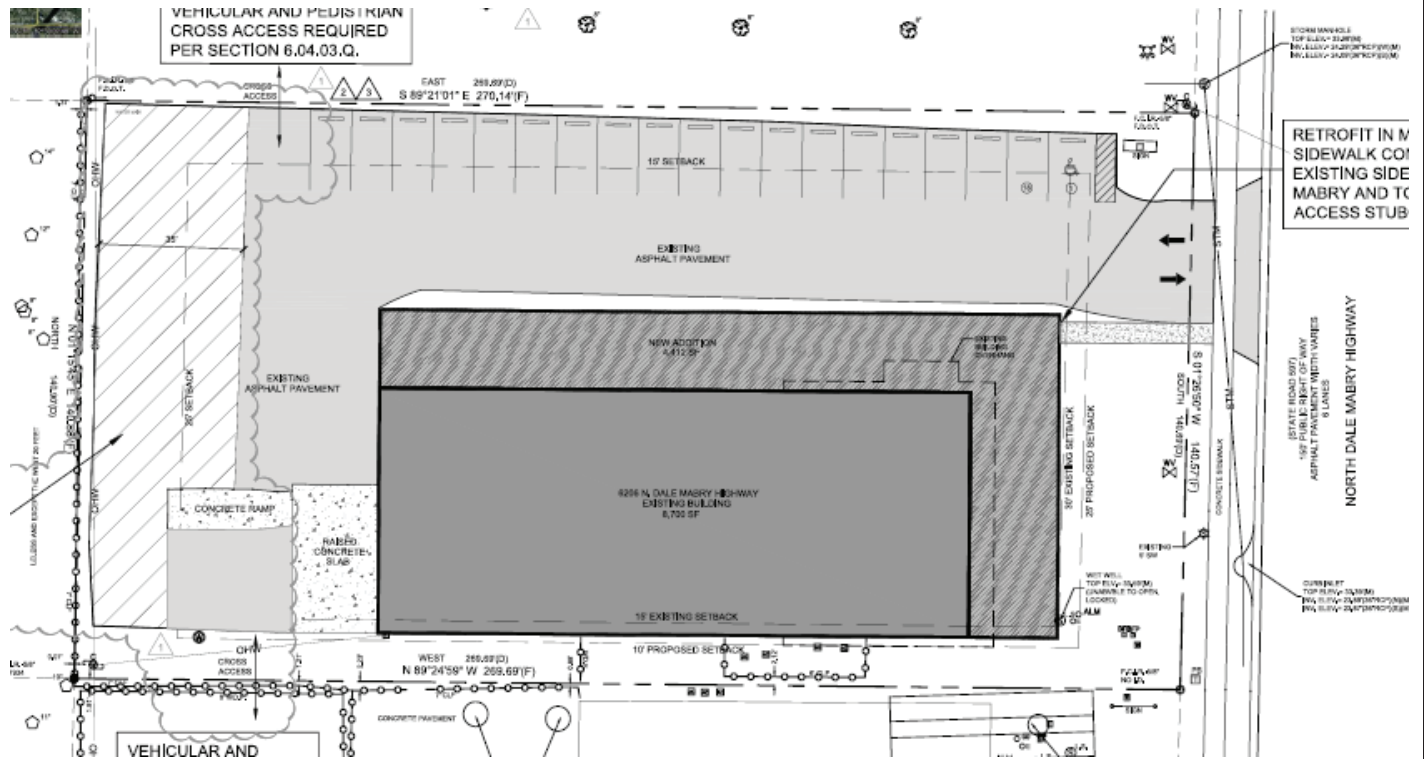
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	PD 96-0319	OC-20	0.75	Commercial	Commercial
South	CG	OC-20	0.27	Commercial	Commercial Retail
West	CG	R-12	0.27	Residential	FDOT owned, vacant, wetlands
East	CG	OC-20	0.27	Commercial	Commercial Retail

2.4 Existing Site Plan



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Case Reviewer: Tania C. Chapela

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Dale Mabry Hwy	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	83	3	7
Proposed	83	3	7
Difference (+/-)	+0	+0	+0

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☒ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	See Staff Report.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area </div> <div style="width: 50%;"> <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ </div> </div>			
Public Facilities:			
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees			
Comprehensive Plan:			
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

Staff finds the proposed request to be compatible with the surrounding area. This minor modification will have little effect on the general character of the subject site, zoned PD today. Existing commercial uses are located to the north and south and the parcel to the west is undeveloped and owned by FDOT. Through prior approvals the existing 8,700 building footprint is being expanded to the north and east for a total of 13,112 square feet. The addition of 13 feet height is not significant. The request does not consist of increasing the building area and no other changes are being proposed on the approved development standards. No changes of the access, internal roadways or parking requirements are being requested.

Staff finds the proposed modification to the approved Planned Development to be compatible with the surrounding areas.

5.2 Recommendation

Staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval, subject to the conditions listed below, is based on site plan received August 31, 2022.

1. The project shall permit a total of 13,112 square feet for a retail furniture store and its related accessory uses.
2. Except for the following, development shall be in accordance with the CG standards:


Maximum F.A.R.:	0.35.
Maximum Building Area:	13,112 square feet.
Minimum front yard setback:	25 feet.
Minimum side yard setback:	15 feet (north side), 10 feet (south side).
Minimum rear yard setback:	25 feet.
Maximum building height:	22 35 feet.
Maximum parking:	19 spaces.

The 2-to-1 additional setback requirement for structure height over 20 feet per LDC 6.01.01 Endnotes 8 and 11 shall not be applicable along the southern boundary.

3. Existing parking spaces along the northern property line shall be allowed as depicted in the site plan. No additional landscaped buffer shall be required between the off-street vehicular use area and the northern property.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
5. Within ninety days of approval of PD 21-0592 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.

1.1 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

Zoning Administrator Sign Off:
J. Brian Grady
Thu Dec 22 2022 15:10:03

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Case Reviewer: Tania C. Chapela

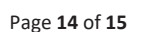
7.0 ADDITIONAL INFORMATION

None.

8.1 Approved Site Plan (Full)



8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PD 22-1372

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Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Egypt Lake/ Northwest

DATE: 12/22/2022
AGENCY/DEPT: Transportation
PETITION NO: PRS 22-1372

<input type="checkbox"/>	This agency has no comments.
<input checked="" type="checkbox"/>	This agency has no objection.
<input type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

SUMMARY OF REQUESTS AND CONCLUSIONS

The applicant is requesting a Minor Modification (PRS) to modify Planned Development (PD) 21-0592. The applicant is proposing to modify the PD to increase the allowable building height from 22 feet to 35 feet. No changes to entitlements are being requested. There are also no changes to the layout of the site plan. As such, the proposed modification will result in no change to the maximum trip generation potential of the proposed project. Transportation Review Section staff has no objection to this request.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
DALE MABRY HWY	CITY LIMITS	WATERS AVE	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
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**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 1, 2021.

1. The project shall permit a total of 13,112 square feet for a retail furniture store and its related accessory uses.
2. Except for the following, development shall be in accordance with the CG standards:

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AGENCY COMMENTS

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DALE MABRY HWY	CITY LIMITS	WATERS AVE	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

PETITION NO.: PRS22-1372 REVIEWED BY: Randy Rochelle DATE: 10/24/2022
FOLIO NO.: 29253.0000

- ☒ The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ A inch water main exists ☐ (adjacent to the site), ☐ (approximately feet from the site) . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 6 inch wastewater force main exists ☐ (adjacent to the site), ☒ (approximately 1175 feet from the site) and is located north of the subject property within the south Right-of-Way of Pine Crest Manor Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable wastewater system.